

DESCRIPTION OF THE LAND TO BE CONVEYED FROM WILLIAM J.
MORRIS TO JOSEPH H. FRAZER, SEVENTH DISTRICT, KENT COUNTY,
MD.

Beginning for the same at an iron pipe on the northeast side of the public road leading to Cliffs Wharf (40' wide at this point, said point being the southwest corner of the herein described lands and the southernmost corner of the lands of S. W. Deringer; and running, thence, by and with said Deringer lands N 17 30 10 E - 241.37' to an iron pipe and N 62 40 30 W - 125.00' to an iron pipe and the lands of Robert D. Johnson, thence, by and with said Johnson lands N 17 30 10 E - 184.86' to an iron pipe and the lands of Joseph Grabenstein; thence, by and with said Grabenstein lands S 58 48 10 E - 227.68' to a new line of agreement between the herein described lands and the lands of Raymond H. George; thence, by and with said line of agreement S 17 30 10 W - 170.19' to an iron pipe, S 17 30 10 W - 152.29' to an iron pipe, and along a curve following a line 20' northwesterly of and northerly of the centerline of the paving on the public road leading to Cliffs Wharf, the chord of which is S 71 31 20 W - 121.16' to the place of beginning. Containing in all 1.378 acres of land, more or less.

November 26, 1976.

William R. Nuttle.

DESCRIPTION OF A LINE OF AGREEMENT BETWEEN WILLIAM J. MORRIS
AND RAYMOND H. GEORGE, SEVENTH DISTRICT, KENT COUNTY,,MD.

Beginning for the same at a point in the marsh on the line of the lands of Joseph Grabenstein, said point being N 58 48 10 W 128.42' from an iron pipe marking the northeast corner of the lands of William J. Morris, a corner of the lands of Raymond H. George, and a corner of the lands of Joseph Grabenstein; and running, thence, S 17 30 10 W - 170.19' to an iron pipe, S 17 30 10 W - 152.29' to an iron pipe, and along a curve following a line 20' northwesterly of and northerly of the centerline of paving on the public road leading to Cliffs Wharf the chord of which is S 71 31 20 W - 121.16' to an iron pipe at the southernmost corner of the lands of S. W. Deringer on the northeast side of a 40' public road at this point.

DESCRIPTION OF THE LAND BEING CONVEYED FROM MORRIS TO
GEORGE BY THE LINE OF AGREEMENT

Beginning for the same at a large iron pipe north of the existing roadway leading to Cliffs Wharf, said point being the easternmost corner of the original lands of William J. Morris, a corner of the lands of Raymond H. George, and a corner of the lands of Joseph Grabenstein; and running, thence, by and with the division line between the lands of Morris and George S 81 11 50 W - 132.00' and S 38 41 50 W - 17.79' to a new line of agreement between William J. Morris and Raymond H. George; thence, by and with said new line of agreement N 17 30 10 E - 105.49' to the lands of Joseph Grabenstein; thence, by and with said Grabenstein lands S 58 48 10 E - 128.42' to the place of beginning. Containing in all 0.133 acres of land, more or less.

November 26, 1976.

William R. Nuttle.

ERNEST S. COOKERLY
FLOYD L. PARKS

LAW OFFICES OF
ERNEST S. COOKERLY
CHESTERTOWN, MARYLAND 21620

TELEPHONE
778-2112

November 22, 1976

Mr. William Nuttle
Chestertown
Maryland 21620

Re: Morris - Georges

Dear Bill:

In order to complete the above, will you please give me a description of the triangular parcel of land which is being retained by the Georges' on the other side of the road. The reason being is that they want a Quit-Claim Deed from Morris to that piece.

Your usual expeditious delivery of the same will be appreciated.

Sincerely yours,



Ernest S. Cookerly

ESC/g

land
that piece or parcel of/ xxxxxxxxxxxxxx

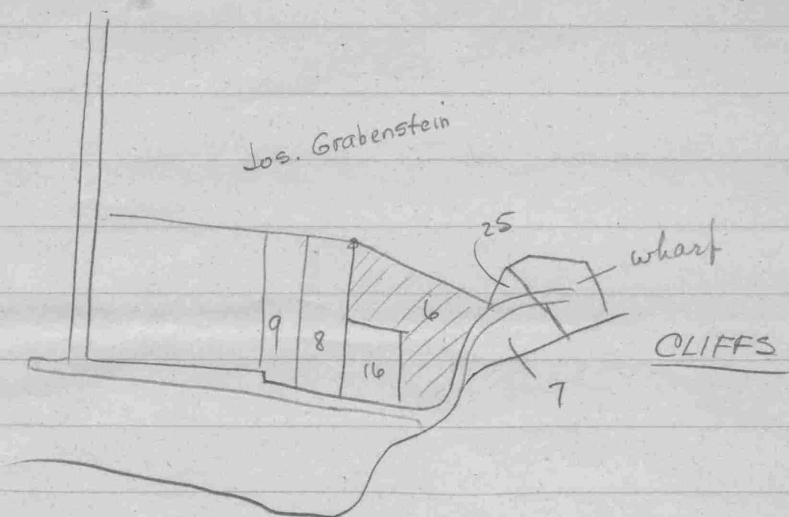
the Seventh Election District of Kent County, -----

same at the southwest corner thereof where this lot corners with the public road to Cliffs and the lot now or formerly of W. F. Stoops, and running thence (1) North $13 \frac{3}{4}$ degrees East 501.4 feet to a fence which is to become a new boundary between the lot herein conveyed and the other lands formerly of William R. Startt which is to be subsequently conveyed by the heirs of the late William R. Startt, thence by and with the said boundary line (2) South $66 \frac{1}{2}$ degrees East 139.5 feet, more or less, to a new boundary line being created between the herein conveyed lot and the lot now or formerly of Lulu E. Startt, widow, thence by and with the said boundary line (3) South $13 \frac{3}{4}$ degrees West 501.4 feet, more or less, to the public road to Cliffs, thence (4) by and with the said public road to Cliffs, North $66 \frac{1}{2}$ degrees West 139.5 feet, more or less, to the place of beginning.

BEING the same real estate which by deed dated May 9, 1953, and recorded among the Land Records for Kent County aforesaid in Liber W. H. G. No. 28, folio 444, etc., was granted and conveyed by Gustavus Startt, Jr., and Arline Startt, his wife, unto Sumner P. Jones and Gertrude H. Jones, his wife.

EHP 51/85 - Lm. Morris

MAP 56



6 - Lm. J. Morris	EHP 51/85
7 - Raymond H. George	EHP 54/744
8 - Robt D. Johnson	EHP 56/26
9 - Roger L. Spurgeon	EHP 23/754
16 - Sydney W. Deinger	EHP 59/816
25 - Lm. E. Clymer	RAS 40/239

Morris - EHP 51/85

Begin SW cor. at cor of lot of Lulu Startt at
point approx. 279.5 southerly from lot of W.F. Steops
w/ Startt - $N 13\frac{3}{4}^{\circ} E - 501.4 \pm$ to fence line "which is
to become a ^{new} boundary between herin
and other lands of Startt

w/ Startt $S 66\frac{1}{2}^{\circ} E - 350 \pm$ to stone on shore of Chester River
at end of 19th line of Taylor plat

$S 73\frac{1}{2}^{\circ} W - 132$

$S 31^{\circ} W - 114$

$S 08^{\circ} W - 163$

$S 58^{\circ} W - 61$ to pub rd.

w/ rd. $250 \pm$ to begin

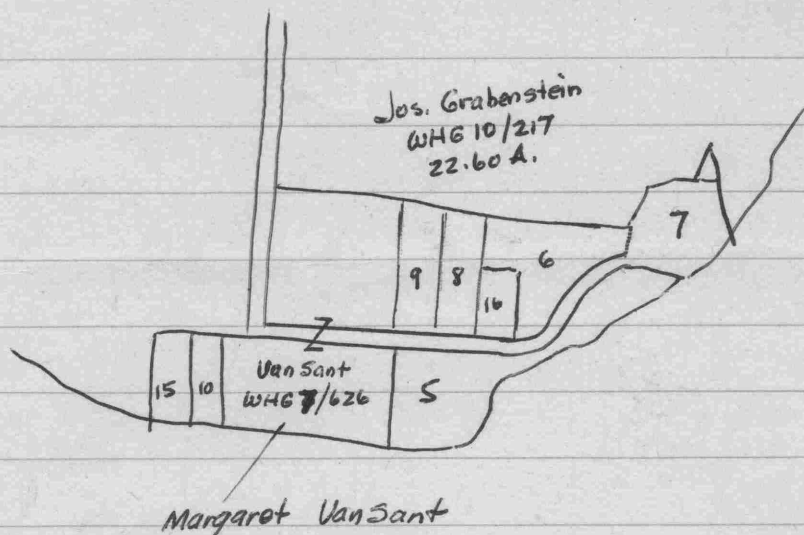
$S \frac{1}{2} E$ lot with frontage on pub rd of 125' and even
depth of 250' - see WHG 18/247

Intent of deed is to convey all of grantors land at Cliffs
including land on river side of road.

see plats WHG 14/22 & WHG 28/148

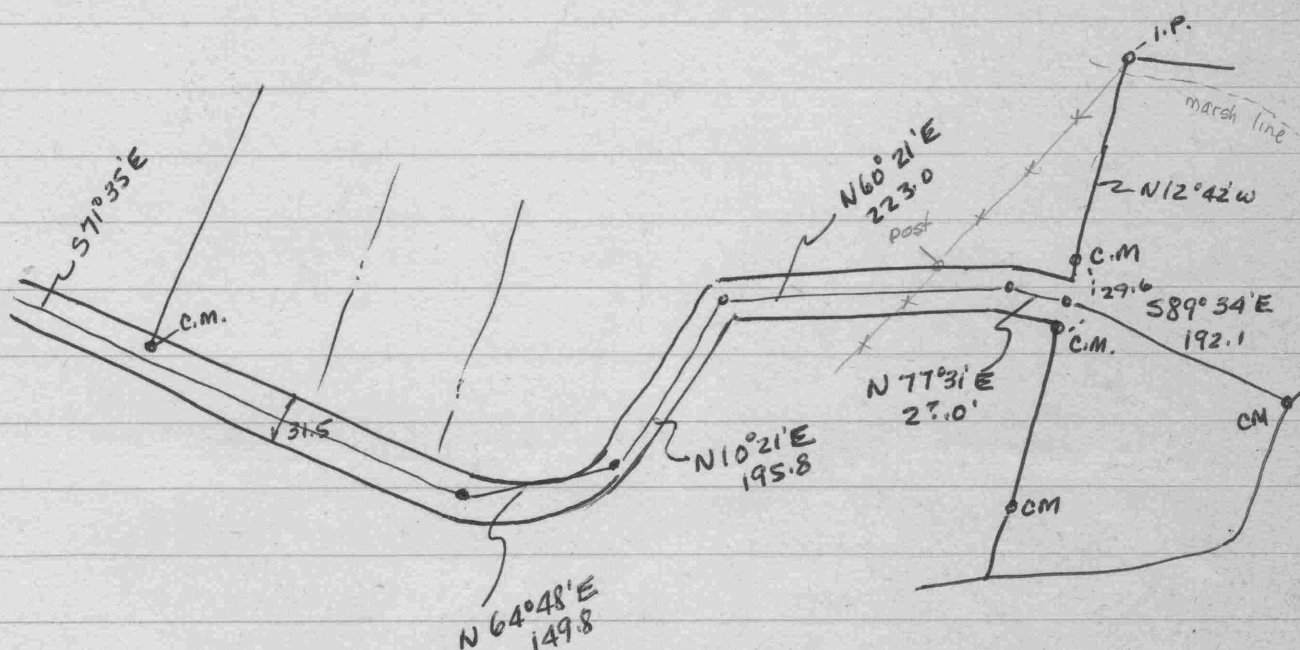
Lacey

Lay Map 56



- 9 - Lacey, Carey E. EHP 16/250
- 8 - Grabenstein, Bernard E WHG 47/582
- 6 - Gardner, Ethel WHG 35/143
- 7 - Manegold, Richard F. WHG 71/59
- 5 - Dorothy Stoops RAS 18/294

Melcalfe Plat - Cliffs Landing



WHC 66/543 - grant of 40' R/W 20' on either
side of E - to Co. Comm.

1. N $13\frac{3}{4}^{\circ}$ E - 501.4

2. N $66\frac{3}{4}^{\circ}$ W - 440

3. N 15° E - 531.0

4. N $14\frac{1}{2}^{\circ}$ E - 200

19. S 25° W - 170

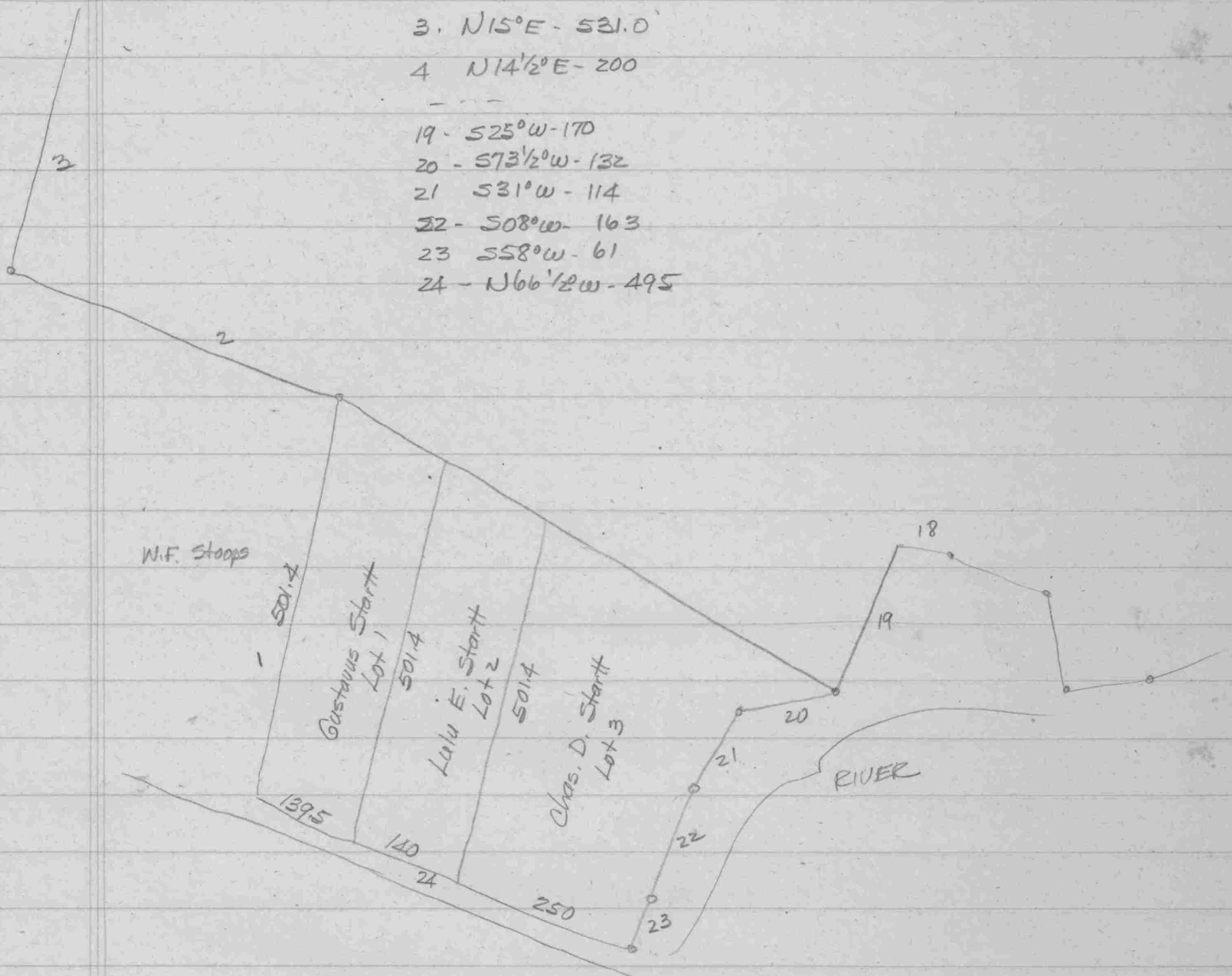
20. S $73\frac{1}{2}^{\circ}$ W - 132

21. S 31° W - 114

22. S 08° W - 163

23. S 58° W - 61

24. N $66\frac{1}{2}^{\circ}$ W - 495



Tracing of G.B. Taylor plot - WHG 10 / 219 - Sept. 1922

see APR 8/478

JTD 30/385

Lines drawn by Startt in 1949
to show lots

S 4 E from George

Begin C.M. on N side 30' County Rd. on line of
Kent Co.

w/rd. chord $S 73^{\circ} 06' 10'' W - 91.68$ to pine tree & Grabenstein
w/same $N 26^{\circ} 36' 40'' E - 165.04$ to I.P. & county
w/same $S 06^{\circ} 30' E - 121.70$ to begin

Subject to R/W to Co. Comm. RA 57/94

EHP 21/397 - Grabenstein

Begin stone on shore of Chester River at point 500'±
NE from pub rd. to Cliffs at end of 19th course
of plat by G. B. Taylor (WHG 10/219)

N 66 1/2° W - 700'±

N 66 3/4° W - 440

N 15° E - 531

N 14 1/2° E - 200

N 13° E - 440

S 79° E - 905

S 14 3/4° E - 172

S 22 1/4° E - 200

S 20 1/2° E - 780

S 11° W - 70

S 22 3/4° W - 100

S 03 1/4° W - 100

S 26 1/2° W - 100

S 66 3/4° W - 114

S 87° 3/4° W - 105

N 07 1/2° W - 115

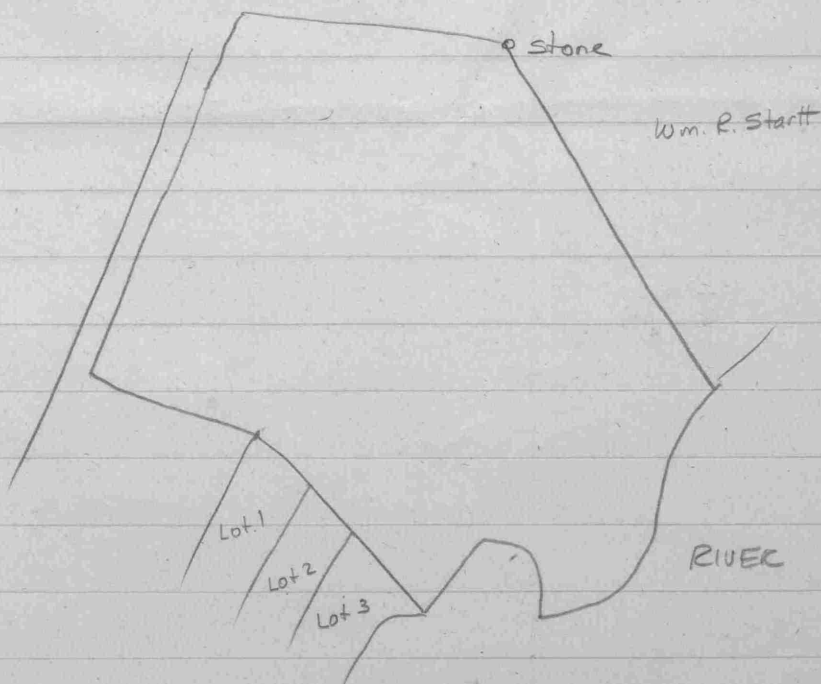
N 68° W - 132

N 87° W - 74' -

S 25° W - 170' to begin

S & E 13.358 acres to Hewes WHG 71/177

WHG 10/219 - Plat



JTD 30/385 - Vickers to Vansant 1914

Begin post or stone, the original boundary of whole tract
 $56\frac{1}{2}^{\circ}W - 161.5$ to river

Thence commencing at beginning pt.

N 06°W - 35

East 50

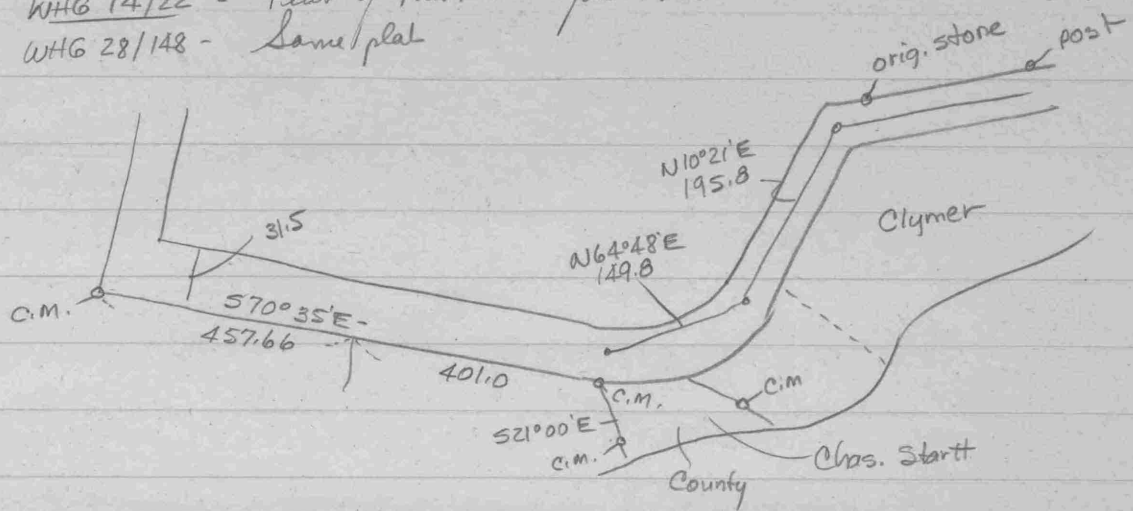
South 91

S 25° E - 68.8 to river

with river to end of 1st line

Being SB 14/354

WHG 14/22 - Plat of Pub. Rd. - Jan. 1950
 WHG 28/148 - Same plat



Deringer - 125' on road, 250' deep - mentions fence

Johnson - EHP 56/26

Begin SW cor. on rd at cor of Gustavus Startt
 approx. 139.5 southerly from Stopp
 with S. Startt N 13 3/4° E - 501.4± to fence line
 S 66 1/2° E - 140± to new boundary
 S 13 3/4° W - 501.4± to road
 w/ same N 66 1/2° W - 140± to begin

George EHP 54/744

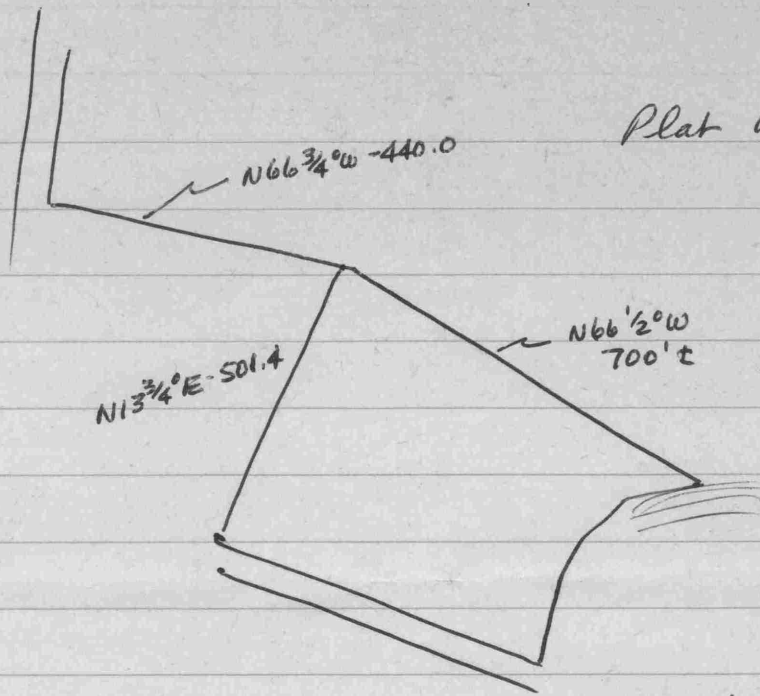
Parcel 1 - Begin at N pt. on div. line with Co. Comm.
 S 22° 00' W - 169.75
 S 77° 30' W - 38
 S 06° 32' E - 310 to river
 N 60° 00' E - 140
 N 47° 00' E - 77.5
 N 17° 30' W - 370 to begin

Parcel 2 - Begin N side rd. at S end line between
 Lots 1 & 2 on plat of Cliffs lots
 N 60° 00' E - 91 to Tolney
 w/ same N 06° 32' W - 310

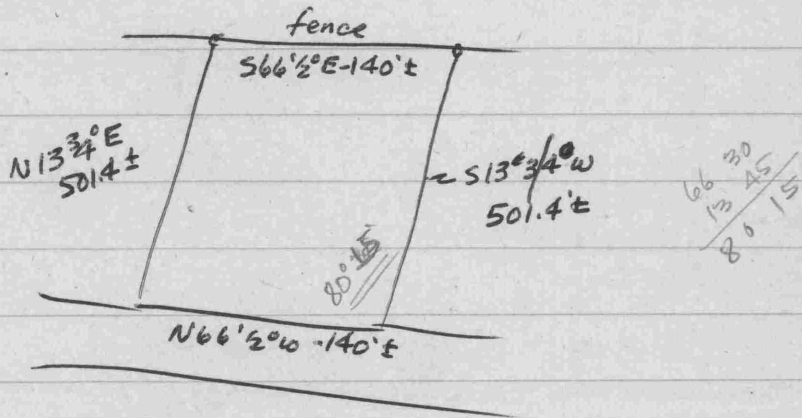
S 77° 30' W - 94
 S 28° 00' W - 113.8
 S 05° 00' W - 163.3
 S 55° 00' W - 66
 S 79° 15' E - 173.0

Lacey

Plat WHG 10/219

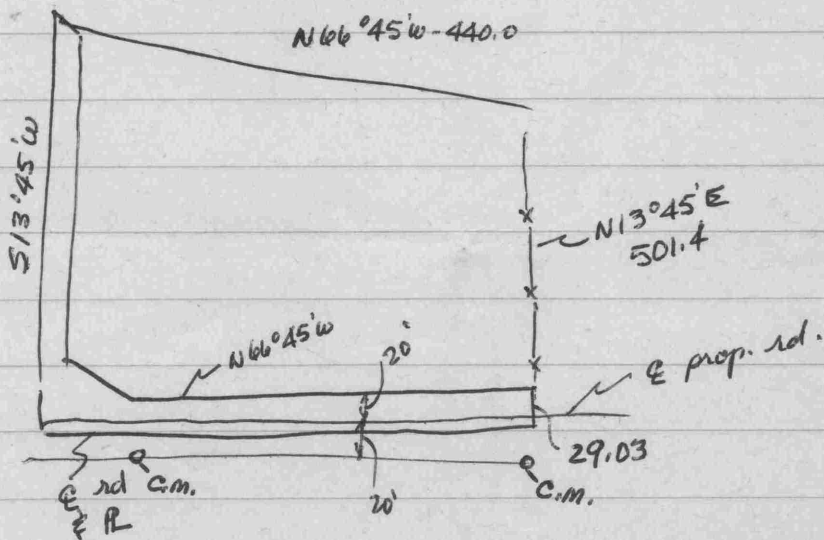


WHG 47/582



WHG 35/143 - Descript. based on G. B. Taylor's plat - 1922.

WHG 70/114 - Grant to Co. Comm. for R/W



RAS 7/94 - Chas. Comegys to Co. Comm. 1931

Begin at inter 8th & 9th RRA 4/334 (Due West & S 22° W)
including all land between herein described boundaries &
Chaster River

Cont 132

S 71° E - 132

S 10° 30' E - 115.5

S 07° W - 66

S 51° W - 16.5

S 80° W - 16.5

S 47° W - 168

W/E boundary of Trley N 18° 30' W - through con & pipe marker 367 to begin

Mentions 30' R/W

ERNEST S. COOKERLY
FLOYD L. PARKS

LAW OFFICES OF
ERNEST S. COOKERLY
CHESTERTOWN, MARYLAND 21620

TELEPHONE
778-2112

October 8, 1976

Mr. William R. Nuttle
Byford Court
Chestertown, Maryland 21620

Re: Survey Morris Property,
Seventh Election District,
Kent County, Maryland

Dear Bill:

Mr. Grieb, who represents Ray George, has advised that he feels that Mr. George will execute a quitclaim deed to his lands lying on the westerly side of the County road. However, they wish to protect the northerly side. Therefore, will you get together with Mr. Grieb so that a flag can be established on that northerly side, as Mr. George is going to be in the County next week and with a little luck we can have this accomplished.

Sincerely yours,



Ernest S. Cookerly

ESC/nlj

October 1, 1976.

Ernest Cookerly, Atty.
Chestertown, Md.

Dear Ernie:

Enclosed is a sketch showing the problems with the property at Cliffs that Dr. Frazer is interested in buying.

There are several right-of-way plats of the public road on record. WHG 14/22 and WHG 28/148 show a width of 31.5' together with appropriate bearings and distances. WHG 70/114 increases the width to 40', apparently retaining the line along the southwest side, for at least part of the road. I did not plot the right-of-way along the curves, but it seems to fairly well follow the existing paving. I did plot it on my working drawing.

If the county landing is anywhere close, the orientation of the George and Morris deeds places the lines between the two properties on the northwest side of the road. As a matter of fact, they will pass close to or through the existing house. The problem started with the Taylor survey in 1922 and was compounded by some home made additions by Startt in 1949 (WHG 10/219). Among other things, the plat and the bearings and distances do not coincide. The end of Line 19 was supposedly on the shore of the Chester River, and Lines 20-23 were to represent the shore line. This cannot be. Those lines are the same as are described in the Morris deed and fit rather well those of the George description.

Dr. Frazer asked about any claim that the Morris property has to river frontage. Although it is mentioned in the deed and is shown on one of Mr. Metcalfe's plats, I cannot see what we could use as the basis for any such claim.

I do not know what Dr. Frazer wants to do now. If he intends to go through with it, perhaps the best thing would be a conveyance or quit claim from George to all of his property on the northwest side of the road. I will wait until I hear from you.

Sincerely yours,

JOSEPH GRABENSTEIN

ROBERT D. JOHNSON

S.W. DERINGER

RAYMOND H. GEORGE

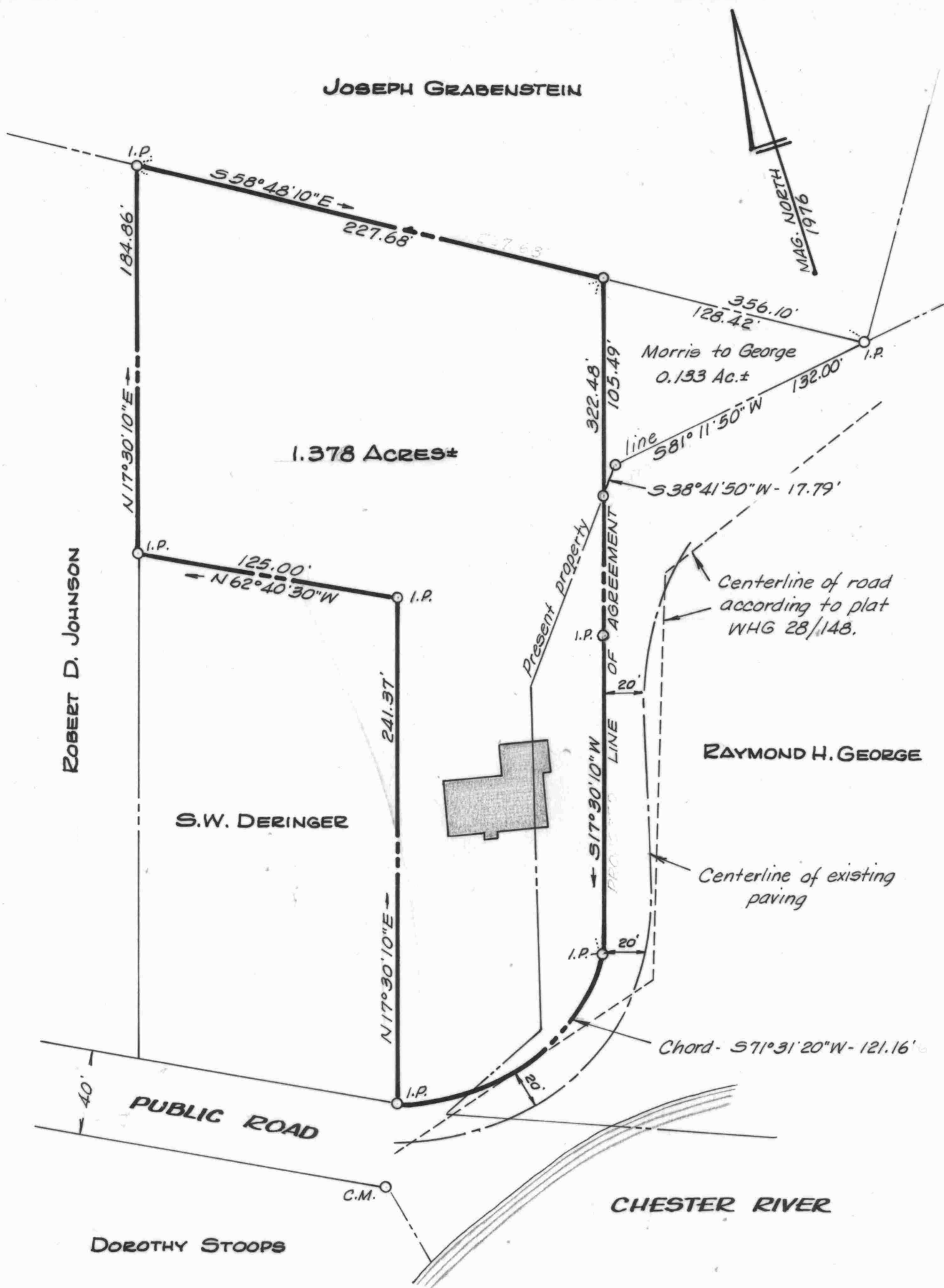
DOROTHY STOOPS

PLAT OF A SURVEY OF THE
WILLIAM J. MORRIS LANDS
7TH DISTRICT, KENT COUNTY, MD.

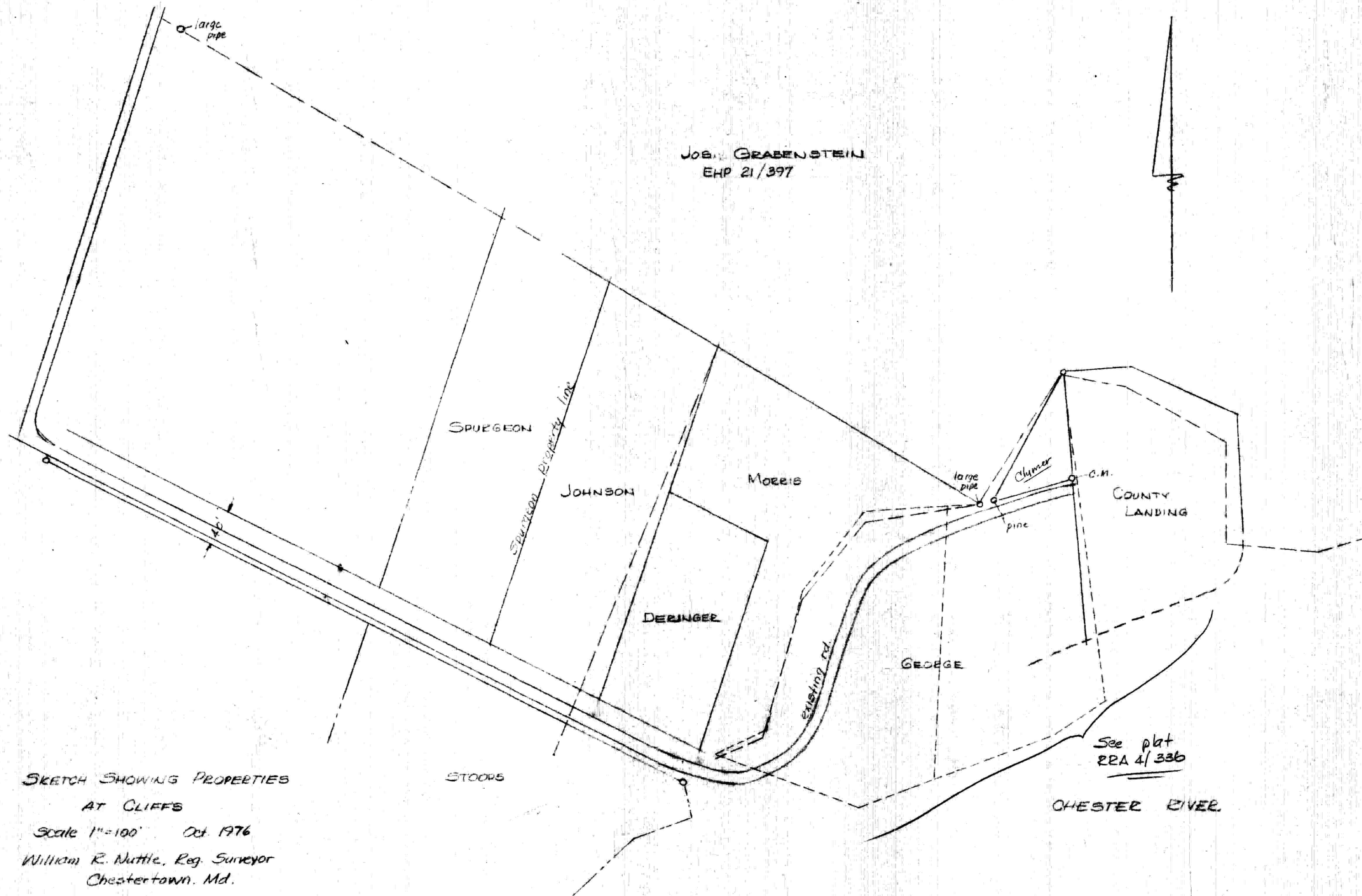
Scale 1"=60' Nov. 1976.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

I.P. = iron pipe
C.M. = concrete monument



JOB. GRABENSTEIN
EHP 21/397

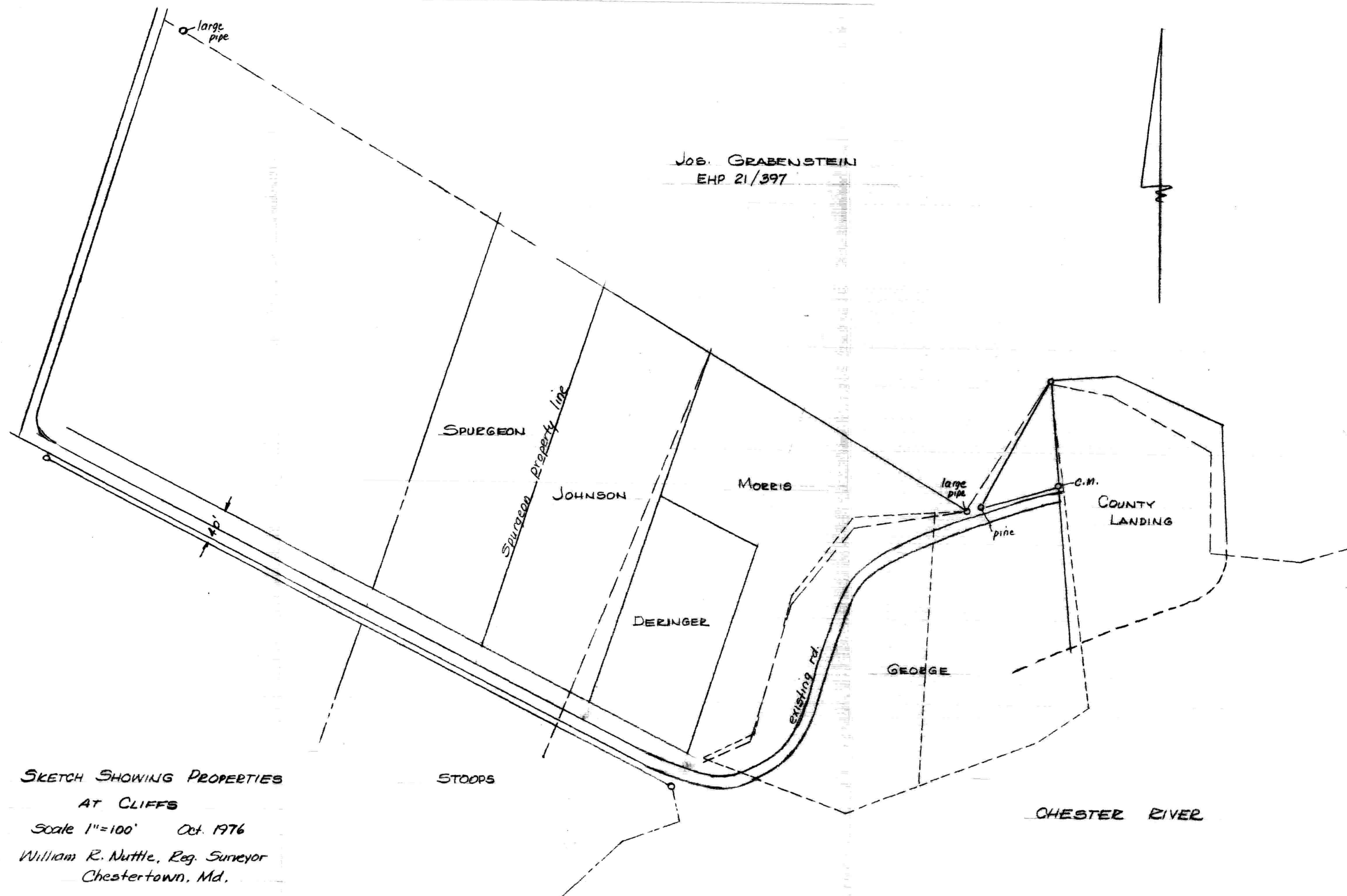


SKETCH SHOWING PROPERTIES
AT CLIFFS

Scale 1"=100' Oct. 1976

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

JOB. GRABENSTEIN
EHP 21/397



SKETCH SHOWING PROPERTIES
AT CLIFFS

Scale 1"=100' Oct. 1976
William R. Nuttle, Reg. Surveyor
Chestertown, Md.